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## DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES

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Information Unit, Department of Health and Environmental Sciences, Helena,  
MT 59620

Environmental Information Center, P. O. Box 1184, Helena, MT 59624

Montana Historical Society, 225 N. Roberts, Helena, MT 59601

Professional Consultants, Inc., P. O. Box 3416, Missoula, MT 59806

Wilcox, Rowe &amp; Lubbers, 2900 Mullan Road, Missoula, MT 59806

Rattlesnake Valley Alliance, C/O Vito A. Ciliberti, #1 Carriage Way,  
Missoula, MT 59801RE: Brookside on the Rattlesnake  
Missoula County

Ladies and Gentlemen:

The enclosed Preliminary Environmental Review has been prepared for  
 ✓ Brookside on the Rattlesnake in Missoula County and is submitted for your  
 consideration. Questions and comments will be accepted until February  
 21, 1984. One extension of time not to exceed seven days will be granted  
 upon request if there is sufficient reason for the request. All comments  
 should be sent to the undersigned.

Sincerely,

Steven L. Pilcher, Chief

Water Quality Bureau

Environmental Sciences Division

SLP/jjg

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DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES  
Cogswell Building, Helena, Montana 59601  
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division/Water Quality Bureau

Project or Application Brookside on the Rattlesnake

Description of Project The proposed development will eventually consist of 53  
living units situated on 24.26 acres along Rattlesnake Creek. The PUD will  
consist of 5 phases with 9 living units in Phase I. It will be served  
by Mountain Water Company and utilize a central on-site sewage treatment  
system.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			X			*
2. Water quality, quantity and distribution		X				*
3. Geology & soil quality, stability and moisture			X			*
4. Vegetation cover, quantity and quality		X				*
5. Aesthetics				X		
6. Air quality			X			*
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air & energy			X			
9. Historical and archaeological sites					X	*

# POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores				X		
2. Cultural uniqueness and diversity				X		
3. Local and state tax base & tax revenue			X			*
4. Agricultural or industrial production			X			*
5. Human health				X		
6. Quantity and distribution of community and personal income				X		
7. Access to and quality of recreational and wilderness activities				X		
8. Quantity and distribution of employment				X		
9. Distribution and density of population and housing				X		
10. Demands for government services		X				*
11. Industrial & commercial activity				X		
12. Demands for energy			X			
13. Locally adopted environmental plans & goals				X		
14. Transportation networks & traffic flows			X			*

Other groups or agencies contacted or which may have overlapping jurisdiction Missoula County Planning Office, Missoula

County Health Department, Missoula County Commission

Individuals or groups contributing to this PER. \_\_\_\_\_

Recommendation concerning preparation of EIS We recommend that an EIS not be prepared.

PER Prepared by: James C. McCauley

Date: January 24, 1984



1. Terrestrial and aquatic life and habitats

It could be expected that the riparian habitat along Rattlesnake Creek supports a variety of small mammals. Due to surrounding residential development the quality of game habitat would be somewhat diminished from that along the upper portions of the Rattlesnake. The size of Rattlesnake Creek limits its significance as a fishery. Therefore, this development should not have a major impact upon wildlife. In fact, the Missoula County Planning Staff waived its requirement for an assessment of impact upon wildlife.

2. Water quality, quantity and distribution

It is proposed that water mains will be extended to serve the Brookside development with Mountain Water Company supplying water for domestic purposes. Irrigation water will be taken from an existing irrigation ditch and from an existing well on the site. Water demand of the subsurface aquifer should not increase substantially from the current demand.

Sewage from the development will be treated and disposed via a central septic tank, lift station and subsurface absorption field. The disposal field will be designed using the latest technology of pressure distribution to ensure unsaturated flow through the soil mantle. Soils at the disposal site have been tested and groundwater levels monitored in order to ensure a safe depth for treatment of the sewage. Groundwater monitoring wells will be installed so that any impact can be recorded and appropriate measures can be taken to alleviate groundwater pollution. If any degradation of the groundwater is observed, connection to the municipal sewer system would be stipulated.

An extensive system of ponds will be constructed within the Brookside development. Irrigation water, well water and stormwater will be utilized to maintain the level of these ponds. A management plan will be implemented to protect the water quality of discharge from the ponds and control insects.

It is our opinion that the greatest impact from this development will occur with Phase II construction. These living units are proposed for location within the low lying riparian habitat between the largest pond and Rattlesnake Creek. Road and building construction within this area may impact the creek with increased sediment and other deleterious substances. Site grading and removal of the existing dense vegetation will alter the sites natural ability to control stormwater runoff.

3. Geology and soil quality, stability and moisture

On-site soil test pits indicate that soils consist of mostly sand silty gravels. Percolation tests show an average rate acceptable for sewage treatment purposes. No problems should be encountered with building or roadway construction. No geologic hazards exist on or near the property.

4. Vegetation cover, quantity and quality

The proposed site is sparsely vegetated with grasses and a few pines except for the westerly portion. The area within the floodplain of Rattlesnake Creek and adjacent to the irrigation ditch is densely vegetated with hardwoods,

softwoods and thick brushy understory. Portions of this vegetative cover will be removed to accommodate townhouses and walkways. Larger growth will be preserved whenever possible.

The impact to vegetative cover was addressed in item no. 2 above.

6. Air quality

The addition of 53 units of housing to the existing area will contribute to air quality problems from wood smoke. This impact should be minimal as burning is regulated to avoid severe air quality occurrences.

9. Historical and archaeological sites

The impact on historical or archaeological sites was waived by the Missoula County Planning Board. It is recommended that a cultural resource survey be conducted in all areas which have not been previously disturbed in order to identify any cultural properties that might be affected.

## POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

### 3. Local and state tax base and tax revenue

An increase in the local tax base can be expected due to the change from agricultural land to residential development.

### 4. Agricultural or industrial production

Approximately 25 acres of farmstead will be eliminated but this site would not appear to be a significant agricultural area. It is probably more valued by local residents as a buffer or park like area between adjacent residential development.

### 10. Demands for government services

The typical demands for fire protection, police protection and emergency services will be created as with any residential development. Minimal impact on schools should be realized since the proposal is designed to accommodate small families or childless couples for the most part.

### 14. Transportation networks and traffic flows

The only potential impact of this development would be upon heavily traveled Rattlesnake Drive (Van Buren Street). Improvements to this highway will be needed in the future as residential growth increases.



# VICINITY MAP

